| 106.0 | 0004 | 0003.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 2,240,900 | / | 2,240,900 |
| USE VALUE: | 2,240,900 | / | 2,240,900 |
| ASSESSED: | 2,240,900 | / | 2,240,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 5 | | OLDHAM RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FARINA PAUL GERARD |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 104 MAIN ST |
| Street 2: | |
| Twn/City: | CHARLESTOWN |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02129 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LOMBARDI KEITH - |
| Owner 2: | - |
| Street 1: | 5 OLDHAM RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .342 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Clapboard Exterior and 8271 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 14894.000 | 1,459,200 | 23,200 | 758,500 | 2,240,900 |
| Total Card | 0.342 | 1,459,200 | 23,200 | 758,500 | 2,240,900 |
| Total Parcel | 0.342 | 1,459,200 | 23,200 | 758,500 | 2,240,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 270.93 | /Parcel: 270.93

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 293027 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/08/14 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0003.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 1,459,200 | 23200 | 14,894. | 758,500 | 2,240,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 1,414,800 | 23200 | 14,894. | 758,500 | 2,196,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 1,412,600 | 23200 | 14,894. | 758,500 | 2,194,300 | 2,194,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 1,184,400 | 23500 | 14,894. | 758,500 | 1,966,400 | 1,966,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 1,184,400 | 23500 | 14,894. | 650,100 | 1,858,000 | 1,858,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 1,184,400 | 23500 | 14,894. | 606,800 | 1,814,700 | 1,814,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 1,184,400 | 23500 | 14,894. | 520,100 | 1,728,000 | 1,728,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 1,165,600 | 23500 | 14,894. | 465,900 | 1,655,000 | 1,655,000 | Year End Roll | 12/11/2014 |

!15586!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 21:00:40 |

**LAST REV**

| Date | Time |
|---|---|
| 04/29/21 | 09:20:49 |
| jorourke | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 68045 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15586

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LOMBARDI KEITH, | 1567-121 | 1 | 1/4/2021 | | 2,415,000 | No | No | | |
| SAUNDERS FRANCE | 1330-95 | | 12/8/2006 | Mult Lots | 900,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/29/2011 | 1202 | Ingr. Po | 19,600 | | | | | INSTALL 20X38 INGR |
| 10/14/2010 | 2129 | New Buil | 343,000 | | | | | CONSTRUCT NEW SF C |
| 9/14/2010 | 2011 | Foundati | 10,000 | | | | | FOR SF HOME |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/29/2021 | Mail Update | JO | Jenny O |
| 3/24/2021 | SQ Mailed | MM | Mary M |
| 4/8/2014 | Meas/Inspect | PC | PHIL C |
| 7/9/2013 | Meas/Inspect | JBS | JOHN S |
| 8/1/2012 | Measured | BR | B Rossignol |
| 9/8/2011 | Info Fm Prmt | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 14894 | | Sq. Ft. | Site | | 0 | 70. | 0.73 | 4 | | | Golf co | 25 | | | | | 758,464 | | | | | | 758,500 | |

| Total AC/HA: | 0.34192 | Total SF/SM: | 14894 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 758,464 | Spl Credit | | Total: | 758,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2010 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 4 - Radiant H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 4 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 1.9 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1.9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.81982046 |
| Const Adj.: | 1.04989493 |
| Adj $ / SQ: | 111.894 |
| Other Features: | 197897 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1487503 |
| Depreciation: | 28263 |
| Depreciated Total: | 1459241 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 4 | Baths: | 4 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

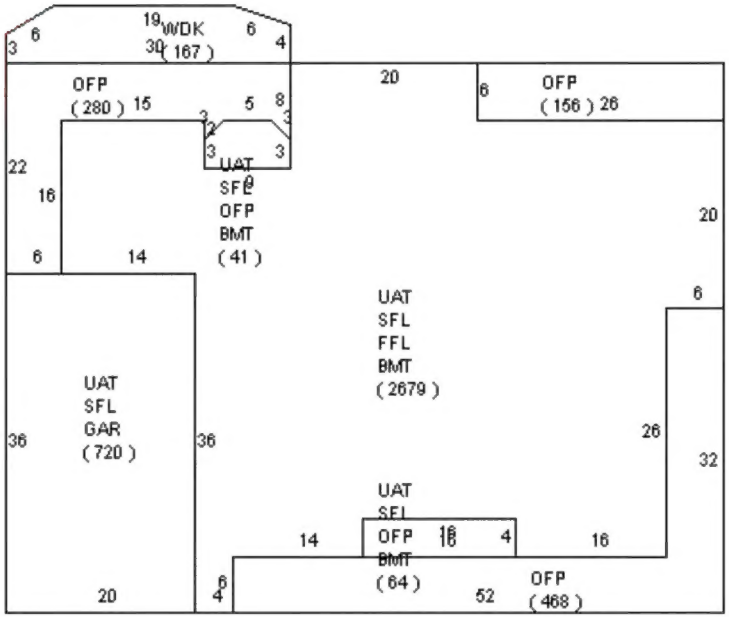
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 12 | 4 | |
| Totals | | | |
| 1 | 12 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 148.82 |
| Special Features: | 0 | Val/Su Net: | 132.14 |
| Final Total: | 1459200 | Val/Su SzAd | 236.00 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 3,504 | 111.890 | 392,078 |
| FFL | First Floor | 2,679 | 111.890 | 299,765 |
| BMT | Basement | 2,088 | 73.850 | 154,199 |
| OFP | Open Porch | 1,009 | 19.040 | 19,212 |
| UAT | Upper Attic | 876 | 44.760 | 39,208 |
| GAR | Garage | 720 | 19.390 | 13,964 |
| WDK | Deck | 167 | 12.590 | 2,102 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 11,043 | Total: | 920,528 | |
| Size Ad | 6183 | Gross Area | 14367 | FinArea | 8271 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 75 | GFB | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 106.0-0004-0003.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10 | Pool-Conc. | D | Y | 1 | 20X38 | G | GD | 2011 | 24.00 | T | 4.8 | 101 | | | 17,400 | | | 17,400 |
| 19 | Patio | D | Y | 1 | 2000 | G | GD | 2011 | 3.05 | T | 4.8 | 101 | | | 5,800 | | | 5,800 |
| 2 | Frame Shed | D | Y | 1 | 12X12 | G | GD | 2011 | 0.00 | T | 4.8 | 101 | | | | | | |

| More: | N | Total Yard Items: | 23,200 | Total Special Featues: | | Total: | 23,200 |
|---|---|---|---|---|---|---|---|